

UNITED STATES DISTRICT COURT FOR  
THE DISTRICT OF NEW HAMPSHIRE

---

ROBERT and DEBRA CARIDEO, )  
v. )  
Plaintiffs, )  
PENNYMAC LOAN SERVICES, LLC, )  
Defendant. )  
\_\_\_\_\_  
)

) Civil Action No. 1:18-cv-00911-SM

**AFFIDAVIT OF COUNSEL**

I, Kevin P. Polansky, do hereby state as follows:

1. I am an attorney licensed to practice law in New Hampshire and I am counsel of record for Defendant PennyMac Loan Services, LLC (“PennyMac”) in the above-captioned litigation.

2. I have personal knowledge of the matters set forth in this Affidavit. I submit this Affidavit in support of PennyMac’s Emergency Motion for a Temporary Restraining Order and/or Preliminary Injunction.

3. On October 24, 2018, the undersigned counsel was informed by PennyMac that Plaintiffs Robert and Debra Carideo (“Plaintiffs”) may be marketing the subject property (395 Mammoth Road, Pelham, New Hampshire (the “Property”)) for sale by Plaintiffs despite the fact that PennyMac is the record owner of the Property.

4. On October 25, 2018, the undersigned counsel’s office confirmed with PennyMac’s property agent that Plaintiffs were in fact purporting to market the Property for sale by Plaintiffs, and had scheduled an open house for October 27, 2018, from 1 p.m. to 3 p.m. Attached hereto as **Exhibit 1** is a true and accurate copy of the MLS Listing posted by Plaintiffs,

through their attorneys in this action, which was obtained by PennyMac's property agent through the real estate listing website, RESNET, and provided to the undersigned counsel's office.

5. By electronic mail dated October 25 and 26, 2018, the undersigned counsel's office contacted Plaintiffs' counsel requesting an explanation for the listing. Plaintiffs' counsel admitted to posting the listing but did not respond to requests to withdraw the listing and cancel the open house scheduled for October 27<sup>th</sup>.

6. At no time did PennyMac consent to allowing Plaintiffs to market or list the Property for sale on PennyMac's behalf or otherwise, nor did PennyMac have any knowledge of the listing until its property agent informed PennyMac of the same after it was posted on RESNET.

7. PennyMac is the record owner of the Property, and does not consent to Plaintiffs purporting to list or market the Property for sale by Plaintiffs, and does not consent to Plaintiffs selling the Property, whether on their or PennyMac's behalf.

Signed under the pains and penalties of perjury, this 26<sup>th</sup> day of October, 2018.

/s/ Kevin P. Polansky  
Kevin P. Polansky

# **EXHIBIT 1**


[Property Panorama VT URL](#)

|                      |                 |                           |               |                                  |
|----------------------|-----------------|---------------------------|---------------|----------------------------------|
| County               | NH-Hillsborough | Rooms - Total             | 5             | Water Body Access                |
| Village/Dist/ Locale |                 | Bedrooms - Total          | 2             | Water Body Type                  |
| Construction Status  | Existing        | Baths - Total             | 2             | Water Body Name                  |
| Year Built           | 1960            | Baths - Full              | 1             | Water Frontage Length            |
| Style                | Ranch           | Baths - 3/4               | 1             | Water Restrictions               |
| Color                |                 | Baths - 1/2               | 0             | ROW - Parcel Access              |
| Total Stories        | 1               | Baths - 1/4               | 0             | ROW - Length                     |
| Zoning               | R               | SqFt-Apx Fin Above Grade  | 1,176         | ROW - Width                      |
| Taxes TBD            | No              | \$/SqFt Fin. Above Grade  |               | ROW to other Parcel              |
| Tax - Gross Amount   | \$5,770.00      | SqFt-Apx Fin AG Source    | Municipal     | Flood Zone Unknown               |
| Tax Year             | 2017            | SqFt-Apx Unfn Above Grade | 150           | Seasonal No                      |
| Tax Year Notes       |                 | SqFt-Apx Unfn AG Source   | Municipal     | Land Gains                       |
| Owned Land           |                 | SqFt-Apx Fin Below Grade  | 976           | Resort                           |
| Lot Size Acres       | 3.900000        | SqFt-Apx Unfn Below Grade | 210           | Timeshare/Fract. Ownrshp No      |
| Lot - Sqft           | 169,884         | SqFt-Apx Unfn BG Source   | Municipal     | T/F Ownership Amount             |
| Common Land Acres    |                 | SqFt-Apx Total Finished   | 2,152         | T/F Ownership Type               |
| Current Use          |                 | Footprint                 |               | Auction No                       |
| Garage               | Yes             | Road Frontage             | Yes           | Foreclosed/Bank-Owned/REO Yes    |
| Garage Type          | Attached        | Road Frontage Length      | 217           | Rehab Needed                     |
| Garage Capacity      | 2               | Roads                     | Paved, Public | Days On Market 4                 |
| Basement             | Yes             |                           |               | Delayed Showing Yes              |
| Basement Access Type | Interior        |                           |               | Date - Showings Begin 10/27/2018 |

**Remarks - Public** OPEN HOUSE- Saturday 10/27 1PM to 3PM. Showings may begin next week after Open House if not under contract. THIS IS A STEAL! Motivated Sellers. Oversized lot- at 3.9 Acres, possibilities abound. Convenient to Massachusetts, Schools, Shopping- yet peaceful, idyllic, and safe giant back yard. Front porch and rear porch. Hardwood floors. Large fireplace that opens up into both the living room and the nicely redone kitchen. Dining room and two bedrooms upstairs, as well as a possible 3rd bedroom, 2nd bathroom, living room, and 2nd fireplace downstairs. OR, use as an In-Law apartment for rental income. Separate entrance, with kitchenette. Consult the new NH Accessory Dwelling Unit Rules which have vastly expanded this option for NH Homeowners! Laundry room. 2 car garage, storage above, and storage shed on the grounds. Clean well insulated attic perfect for storage as well. You will love the convenience of this location, the comfort of this home and the beauty of the back yard!

Directions

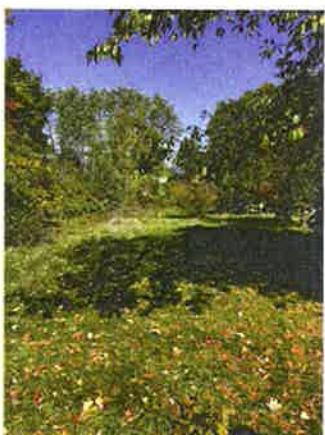
|  |   |  |  |  |  |
|--|---|--|--|--|--|
| Heating: Baseboard<br>Heat Fuel: Oil<br>Cooling: None<br>Water: Drilled Well<br>Water Heater: Tankless Coil<br>Sewer: Septic | Map: 27<br>Block: 2<br>Lot: 50<br>SPAN Number<br>Property ID<br>PlanUrbDev  | DeedRecTy: Deed to be Obtained<br>DeedBook<br>DeedPage<br>TotDeeds<br>Covenants: Unknown                     | SchDistrict<br>SchElem<br>SchMiddle<br>SchHigh |  |  |
|  | Lot Description: Field/Pasture<br>Construction: Wood Frame<br>Foundation: Concrete<br>Roof: Shingle - Asphalt<br>Exterior: Shingle, Wood<br>Driveway: Paved<br>Electric: 100 Amp, Fuses<br>Phone Company<br>Electric Company<br>Fuel Company<br>Cable Company | Items Excluded   |  |  |  |
|  | Fees - Condo - Mobile   |  |  |  |  |
|  | Condo Fees<br>Fee<br>Fee Frequency<br>AssnFee2<br>AssnFee2Frq<br>AssnFee3<br>AssnFee3Frq  |  |  |  |  |
|  |   | Condo Name<br>Building Number<br>Floor Number<br>Units Per Building<br>LmtComArea<br>SpecAssmt               |  |  |  |
|  |   | ParkName<br>Mobile Co-Op<br>MobPkApvl<br>MustMove<br>Mobile Make<br>MobileMod<br>MobileSer#<br>Mobile Anchor |  |  |  |

|   |  |   |   |
|---|--|---|---|
| List Ofc - Ofc Name: Associated Attorneys of New England<br>List Ofc - Phone: Off: 603-622-8100<br>Agent - Agt Name: John Skinner, III<br>Agent - Phone: Phone: 603-622-8100<br>Agent - E-mail: <a href="mailto:Jake@aaone.law">Jake@aaone.law</a><br>ListTeam - Team Name<br>ListTeam - Phone1<br>CoLstAgt - Agt Name<br>CoLstAgt - Phone<br>Alternate Contact - Agent Name<br>Alternate Contact - Phone Number<br>Input of Owner Name: I have written permission to withhold name<br>Owner Name<br>Owner Phone<br>Occupant Name<br>Occupant Phone<br>Sell Ofc - Ofc Name<br>Sell Ofc - Phone<br>Sell Agt - Agt Name<br>Sell Agt - Phone<br>Appraisal Complete<br>Appraiser<br>Appraiser Phone<br>SellTeam - Team Name<br>SellTeam - Phone1<br>SellTeam - TmEmail1 | Comp Only<br>Comp Type<br>Listing Type<br>Listing Service<br>Designated/Aptd. Agency<br>Variable Commission<br>Compensation Based On<br>See Non-Public Remarks<br>Buyer Agency<br>Buyer Agency Type<br>SubAgency<br>SubAgency Type<br>NonAgency Facilitator<br>NonAgency Facilitator Type<br>Transactional Broker<br>Transactional Broker Type<br>Date - MLS List<br>Date - Expiration<br>Date - Active Under Contr<br>Date - Pending<br>Date - Withdrawn<br>Date - Terminated<br>Date - Closed<br>Date - Leased<br>Date - Auction | No<br>Exclusive Right<br>Full Service<br>No<br>Yes<br>Net Sales Price<br>Yes<br>2.25<br>%<br>1.00<br>%<br>1.00<br>%<br>1.00<br>%<br>1.00<br>%<br>10/21/2018 | Showing Instructions: 24 Hour Notice, 12 Hour Notice, Email Listing Agent, Text List Agent<br><b>Showing Service</b><br><b>Remarks - Non-Public</b> : Similar to a Short Sale we will need 3rd Party approval. Buyers Should expect 60 to 90 days from contract to close. The Mortgage will be paid off in full, so it could go quicker, and we will try for ASAP, but please be aware that third party approval will be required.<br><b>Remarks - Intra-Firm</b><br>Listed in other Prop Type: No<br>Primary MLS#<br>Management Company<br>Management Company Phone<br>Price - Original: \$249,999<br>Short Sale: No<br>Concessions<br>Concession - Amount<br>Concession - Comments<br>Financing-Buyer |
|---|--|---|---|

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## 395 Mammoth Road

Pelham NH 03076



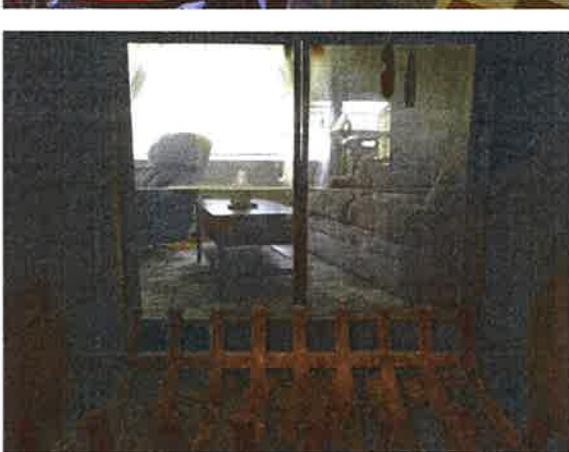
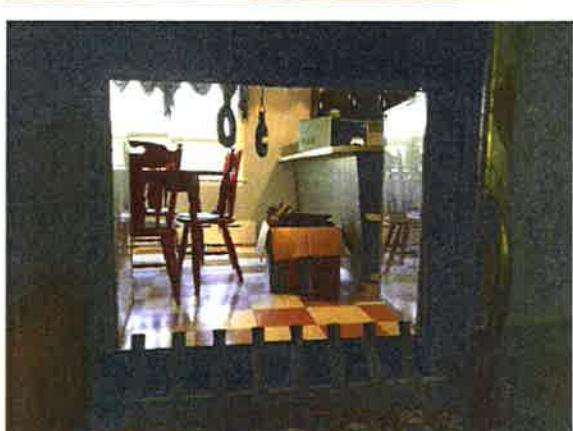
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**Prep By:** Century 21 North East

Cindy Ronning

**Listed by:**

John Skinner, III / Associated Attorneys of New England







**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
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**TO BE COMPLETED BY SELLER**

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. SELLER: \_\_\_\_\_
2. PROPERTY LOCATION: 315 Magnolia Rd Peterborough NH 03076
3. CONDOMINIUM/CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?  Yes  No
4. SELLER:  has  has not occupied the property for 6 years.
5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other Well
- b. INSTALLATION: Location: front  
 Installed By: unknown Date of Installation: unknown  
 What is the source of your information? \_\_\_\_\_
- c. USE: Number of Persons currently using the system: 3  
 Does system supply water for more than one household?  Yes  No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump:  Yes  No  N/A Quantity:  Yes  No  
 Quality:  Yes  No  Unknown  
 If Yes to any question, please explain in Comments below or with attachment.
- e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test not recently  
 If YES to any question, please explain in Comments below or with attachment.  
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
 If YES, are test results available?  Yes  No What steps were taken to remedy the problem?

COMMENTS: Prior owner renegotiated prior to purchase

**6. SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public:  Yes  No Community/Shared:  Yes  No  
 Private:  Yes  No  Unknown  
 Septic Design Available:  Yes  No
- b. IF PUBLIC OR COMMUNITY/SHARED  
 Have you experienced any problems such as line or other malfunctions?  Yes  No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- c. IF PRIVATE:  
 TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
 Tank Size 100 Gal.  Unknown  Other \_\_\_\_\_  
 Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
 Location: near back of property  Location Unknown Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: 2017/2018 Name of Company Servicing Tank: Pete's  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_
- d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
 IF YES, Location: backyard Size \_\_\_\_\_  Unknown  
 Date of installation of leach field: \_\_\_\_\_  Installed By: \_\_\_\_\_  
 Have you experienced any malfunctions?  Yes  No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS DC RAC

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** \_\_\_\_\_

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown

Source of Information: \_\_\_\_\_

Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

| 7. <b>INSULATION</b> | <u>LOCATION</u> | <u>Yes</u>                          | <u>No</u>                | <u>Unknown</u>                      | <u>If YES, Type</u> | <u>Amount</u> | <u>Unknown</u>           |
|----------------------|-----------------|-------------------------------------|--------------------------|-------------------------------------|---------------------|---------------|--------------------------|
|                      | Attic or Cap    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <u>Fiberglass</u>   | _____         | <input type="checkbox"/> |
|                      | Crawl Space     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/> |
|                      | Exterior Walls  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/> |
|                      | Floors          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____               | _____         | <input type="checkbox"/> |
|                      |                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | _____               | _____         | <input type="checkbox"/> |

**8. HAZARDOUS MATERIAL**a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks currently in use?  Yes  No

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? oilAge of tank(s): 1940s Size of tank(s): 275Location: frontAre you aware of any past or present problems such as leakage, etc?  Yes  No Comments: \_\_\_\_\_If tanks are no longer in use, have tanks been removed?  Yes  No  Unknownb. **ASBESTOS - Current or previously existing:**As insulation on the heating system pipes or ducts?  Yes  No  UnknownIn the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  UnknownIn flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown

If YES, Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

c. **RADON/AIR - Current or previously existing:**Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  NoAre test results available?  Yes  No Comments: \_\_\_\_\_d. **RADON/WATER - Current or previously existing:**Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  NoAre test results available?  Yes  No Comments: \_\_\_\_\_e. **LEAD-BASED PAINT - Current or previously existing:**Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: \_\_\_\_\_

f. Are you aware of any other hazardous materials?  Yes  No

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** \_\_\_\_\_

**9. GENERAL INFORMATION**

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_  
 What is your source of information? \_\_\_\_\_

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_  
 What is your source of information? \_\_\_\_\_

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?  
 Yes  No If YES, Explain: \_\_\_\_\_

d. Are you aware of any problems with other buildings on the property?  Yes  No If YES, Explain: BARN ROOF

e. Are you receiving a tax exemption for this property for any reasons?  Yes  No  Unknown  
 If YES, Explain: \_\_\_\_\_

f. Is any part of this property in Current Use?  Yes  No  Unknown If YES, Explain: \_\_\_\_\_

g. Is this property located in a Federally Designated Flood Zone?  Yes  No  Unknown

h. Has the property been surveyed?  Yes  No  Unknown If YES, By: \_\_\_\_\_  
 If YES, is survey available?  Yes  No  Unknown

i. How is the property zoned? \_\_\_\_\_

j. Heating System Age: \_\_\_\_\_ Type: FHW Fuel: oil Tank/Location: front/garage  
 Owner of Tank: Homeowner  
 Annual Fuel Consumption: 400 gal Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Comments: \_\_\_\_\_

k. Roof Age: unknown Type of Roof Covering: asphalt shingle  
 Moisture or leakage: NO  
 Comments: \_\_\_\_\_

l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
 Moisture or leakage: NO  
 Comments: \_\_\_\_\_

m. Chimney(s) How Many? 1 Lined? UNKNOWN Last Cleaned: 2-25 Problems? NO

n. Plumbing Type: compliant Age: 10 years  
 Comments: \_\_\_\_\_

o. Domestic Hot Water: Age: UNKNOWN Type: gas boiler Gallons: \_\_\_\_\_

p. Electrical System Amps: 100  Circuit Breakers  Fuses  
 Comments: \_\_\_\_\_

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
 If Yes, please explain: \_\_\_\_\_

r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
 Comments: \_\_\_\_\_

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?  
 (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_

t. Other (e.g. Alarm System, Irrigation System, etc.) NO

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS DC TPC

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** \_\_\_\_\_

## **10. ADDITIONAL INFORMATION**

**a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?**

Yes  No

**b. ADDITIONAL COMMENTS:**

## **ACKNOWLEDGEMENTS:**

**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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SELLER DATE

DATE

SELLER

---

**DATE**

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

Debra Canide  
BUYER  
Robert A. Canide  
© 2014 NEW HAMPSHIRE ASSOCIATION OF REALTORS

10/17/18  
DATE  
10/17/18

---

**BUYER**

DATE

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**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 395 Magnolia Lane Pelham, NH 03076

## LEAD WARNING STATEMENT

**Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.**

### **Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

---

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

---

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgement (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

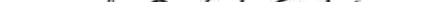
(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgement (initial)**

(f) JS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### **Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. 

Debra Casidore 10/17/18  
Seller Date

Robert A. Gaudet 10/17/18  
Seller Date

**Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_ **Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_